

TECHNICAL STAFF REPORT  
Planning Board Meeting of July 17, 2014

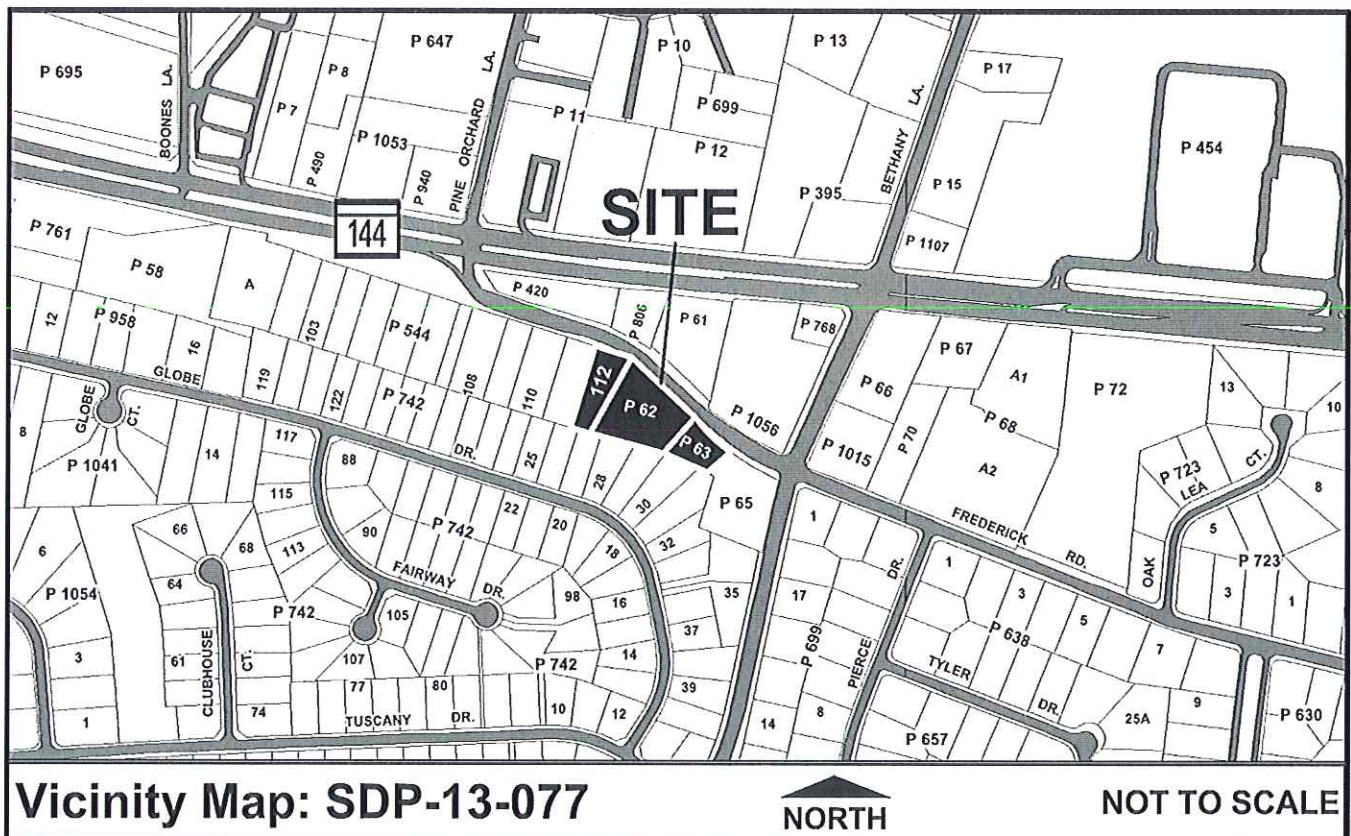
**Plan:** SDP-13-077, Demirel Plaza

**Petitioner:** Veli Demirel

**Request:** For Planning Board approval of a site development plan for development located in the “OT” (Office Transition) Zoning District, in accordance with Subsection 117.3.K.1. of the Howard County Zoning Regulations. The proposed development, known as “Demirel Plaza”, consists of five two-story mixed-use buildings and associated site improvements on 2.00 acres of land.

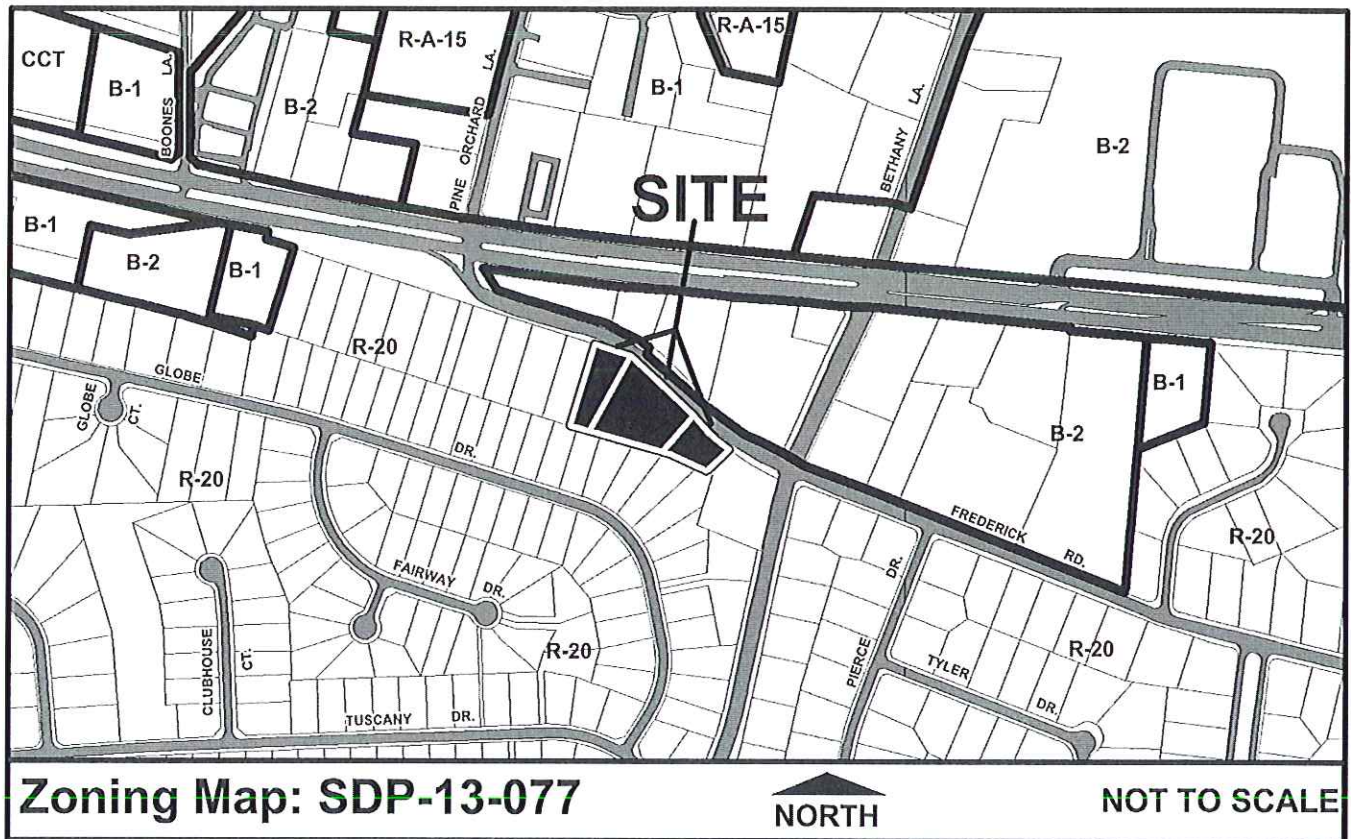
**DPZ Recommendation:** Approval, based on the plan meeting or exceeding Planning Board evaluation criteria and subject to any Planning Board approval conditions.

**Location:** The proposed development is located on south side of Frederick Road, approximately 500 feet west of Centennial Lane, as shown on Tax Map 24, Grid 1, Parcels 62 and 63 and Lot 112 of the "Pine Orchard" subdivision in the Second Election District of Howard County in Ellicott City, Maryland.





**Vicinal Properties:** The site, zoned "OT" (Office Transition), is located in western Ellicott City and is surrounded on the south and west by R-20-zoned residential lots of "The Fairways" and "Pine Orchard" subdivisions. To the north of the site is Frederick Road; across Frederick Road are business uses associated with the B-2 Zoning District. A daycare facility is located east of the site, between the site and Centennial Lane.

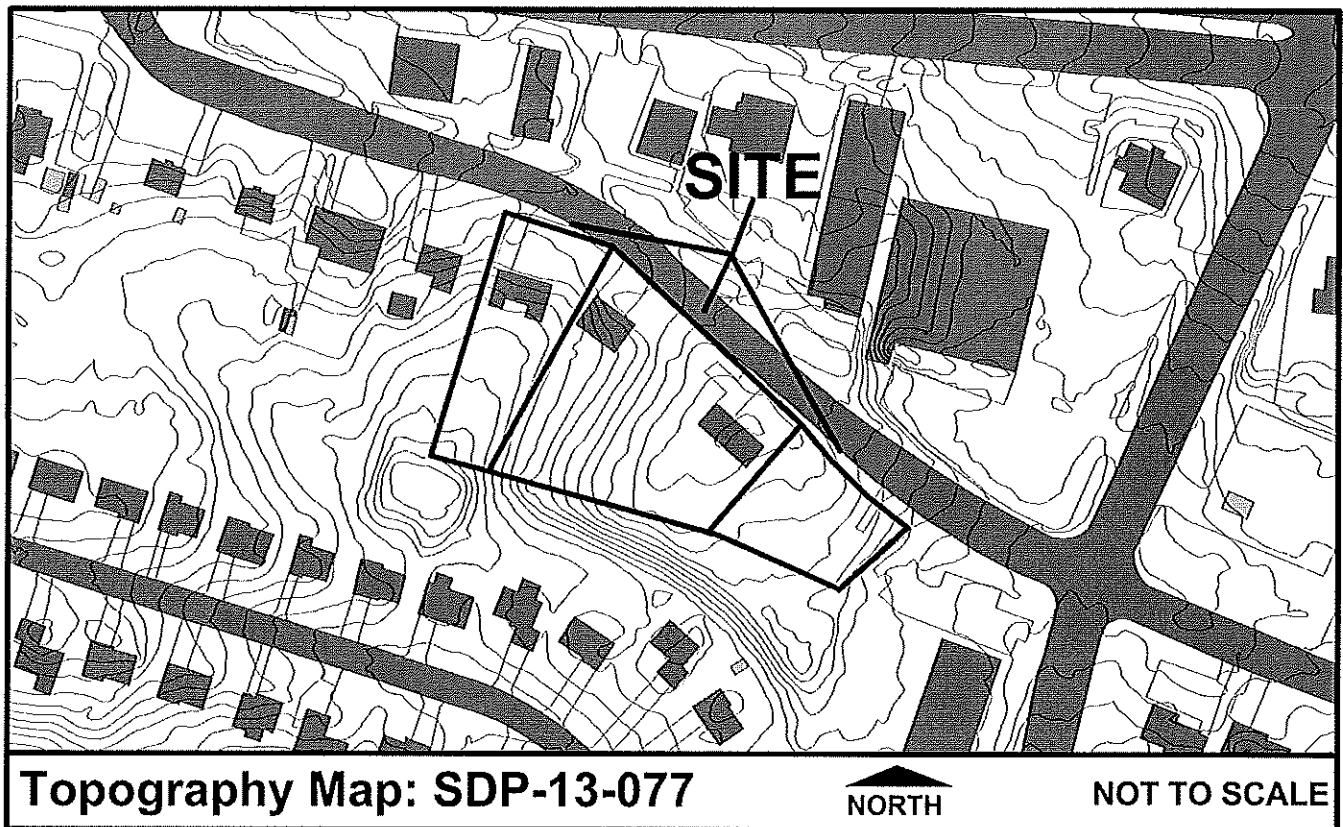


**Regulatory Compliance:** This project is subject to compliance with the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Zoning Regulations (effective October 6, 2013), the Adequate Public Facilities Ordinance (APFO) and the Howard County Forest Conservation and Landscape Manuals.

**Site History:**

- 02/06/2013: ZB-1098M approved by Zoning Board, rezoning property from R-20 to OT.
- 10/17/2013: Site Development Plan SDP-13-077 submitted by petitioner.
- 06/12/2014: Petitioner notified by DPZ that the plan may be approved subject to Planning Board approval.

**Site Description:** The site is 2.08 acres\* in size, flat to gently sloping, and is currently improved, containing three single family detached houses, maintained lawn, a hedgerow and scattered trees and shrubs. Four of the trees are specimen trees.



**Proposed Development:** The site development plan proposes the construction of five two-story mixed-use buildings and associated parking and stormwater management improvements. Each building will contain two office spaces on the ground floor and two residential apartments on the second floor. The basement will consist of office storage and the attic will contain residential storage. The development proposes ten office spaces and ten residential apartments.

**Environmental Considerations:** The site contains no streams, wetlands or their associated buffers, floodplains or steep slopes. The site does, however, contain four specimen trees which will be removed as part of the site development. A waiver (WP-14-085) was conditionally approved by the Department authorizing removal of the specimen trees. The condition of approval consists of the requirement that the petitioner provide 1:1 replacement plantings onsite to mitigate removal of the specimen trees.

\*The site is 2.08 acres in size, however the buildable parcel associated with this plan is 2.00 acres in size. Since the gross area of an OT district within the planned service area shall be no more than 2.00 acres, the 0.08 acre residue will be recorded as a non-buildable parcel.

**Landscaping:** The landscape plan for this project complies with Section 16.124 of the Howard County Code and the Landscape Manual.

**Forest Conservation:** The forest conservation obligations of this plan will be fulfilled by the payment of a fee-in-lieu to the Howard County Forest Conservation Fund.

**Historic Resources and Cemeteries:** A house located on Parcel 62 (10109 Frederick Road) is on the inventory of historic sites maintained by the Department of Planning and Zoning, however retention of the house was not recommended by Department staff. There are no known cemeteries on site.

**Vehicular Access:** Vehicular access to the development will be directly from a single entrance from Frederick Road. No additional access will be provided from Frederick Road and no access will be provided through adjacent developments.

**Adequate Public Facilities Ordinance, Roads:** A traffic study prepared by Mars Group dated July 2013 determined that the project satisfies Howard County Adequate Road Facilities Test Evaluation requirements. The DPZ, Development Engineering Division approved the traffic study on June 5, 2014.

**Stormwater Management:** Stormwater management for this project will be provided in accordance with the MDE 2007 Standards for Environmental Design utilizing porous concrete, permeable surfaces and micro-scale practices, including micro-bioretenment.

**Water and Sewer:** The site is within the Planned Service Area and Metropolitan District. Accordingly, the site will be served by both public water and public sewer.

**Planning Board Evaluation Standards:** The standards by which the Planning Board is to evaluate the site development plan are found in Howard County Zoning Regulations Subsection 117.3.K.3. The Planning Board shall approve a site development plan if it finds that the plan:

1. *"Is substantially in conformance with the approved preliminary development plan."* (§117.3.K.3.a.)

The layout of the site development plan is nearly identical to that of the preliminary development plan approved by the Zoning Board. The architectural elevation views, materials and building height differ slightly, but the plan remains substantially in conformance with the preliminary development plan.

2. *"Makes effective use of landscaping to provide buffers where needed and to enhance the site design."*

The plan complies with Section 16.124 of the Howard County Code and the Landscape Manual; as such, buffers are provided where needed. Site design is enhanced by placement of landscape plantings in

select locations and by the exclusion of plantings in the western portion of the Frederick Road frontage to improve sight distance.

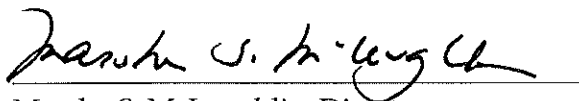
3. *"Provides a building design that is substantially in conformance with the architectural plans approved by the Zoning Board."*

The design of the buildings as indicated by the site development plan is substantially in conformance with the architectural plans approved by the Zoning Board. Except for some minor changes in appurtenances and materials used for exterior walls, the building footprint and basic architecture remain the same.

**SRC Action:** The DPZ, Division of Land Development, by letter dated June 12, 2014, notified the petitioner that the site development plan may be approved, subject to Planning Board approval and outstanding PDox comments being addressed.

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

**Recommendation:** The DPZ recommends approval of Site Development Plan SDP-13-077, subject to outstanding PDox comments being addressed and any conditions of Planning Board approval.

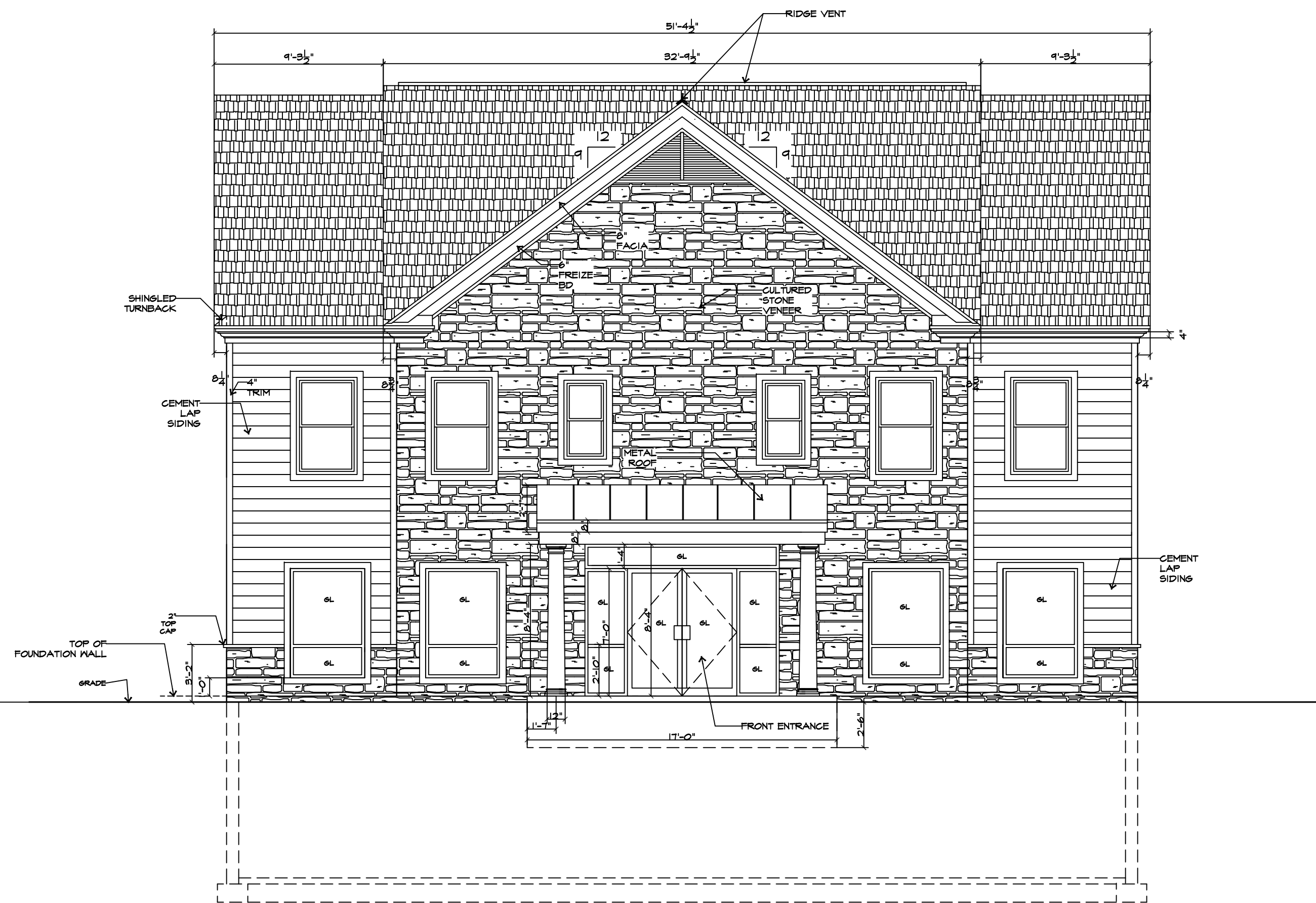


Marsha S. McLaughlin, Director  
Department of Planning and Zoning

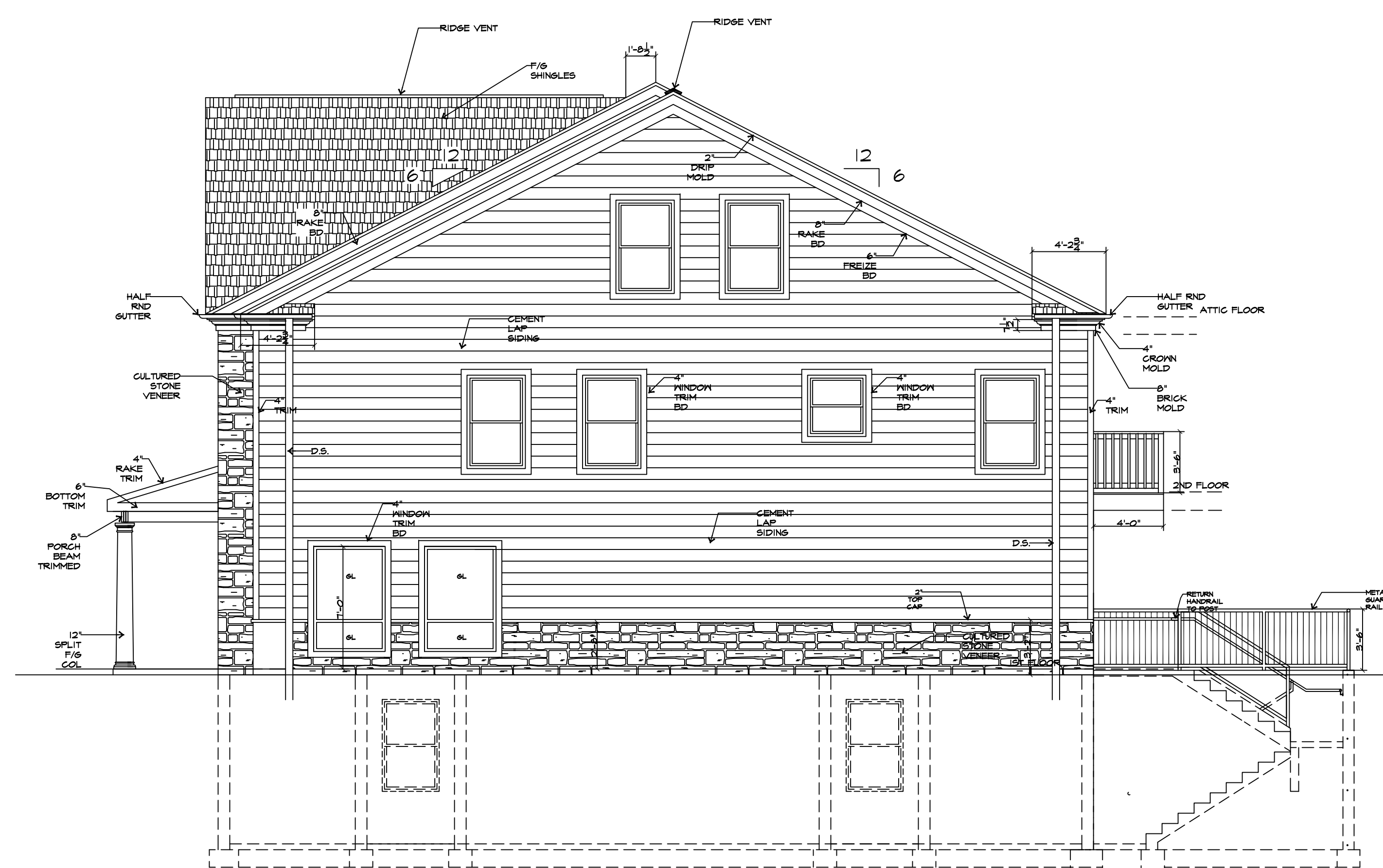
7/1/14  
Date

MSM:DBB:dbb

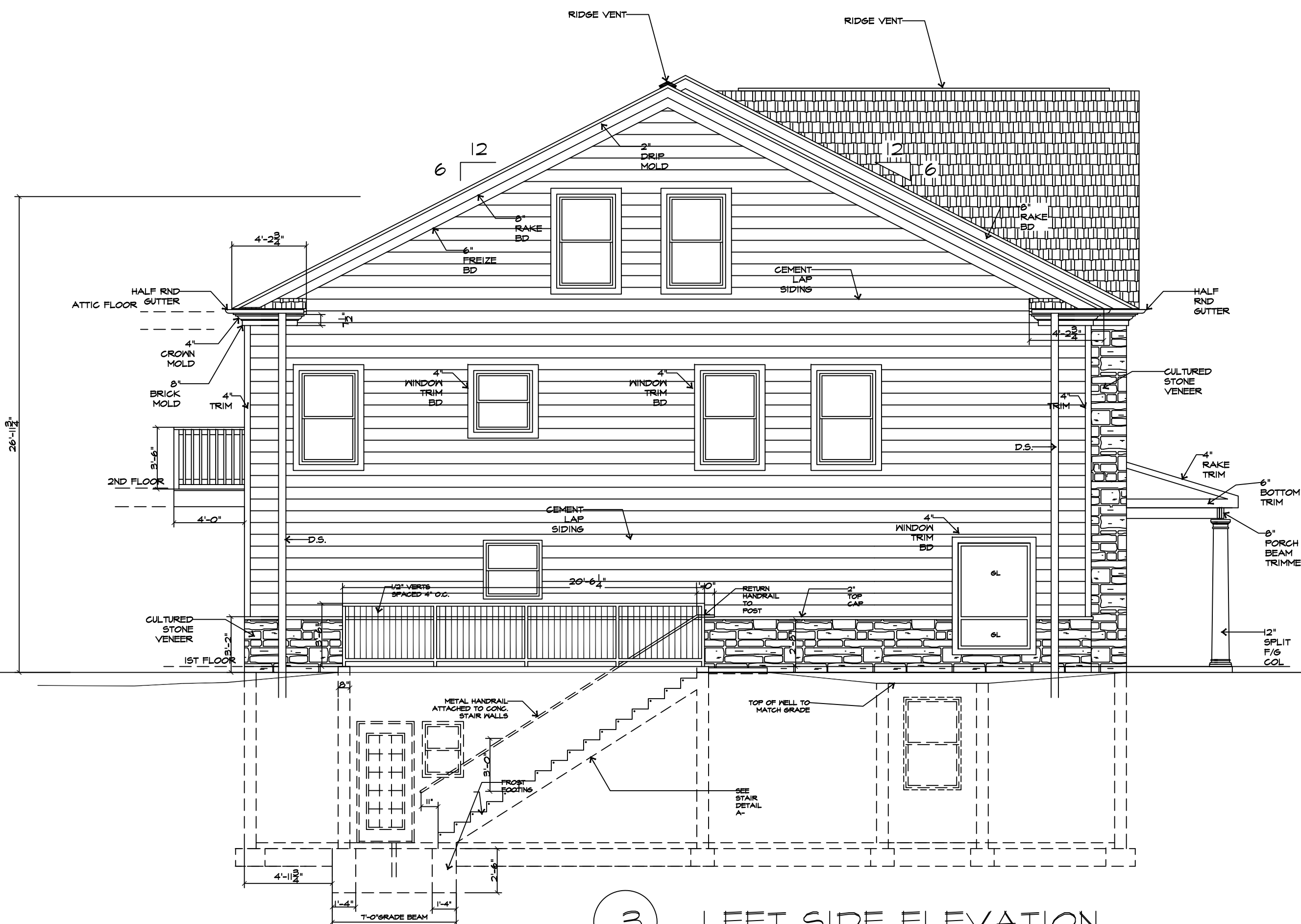




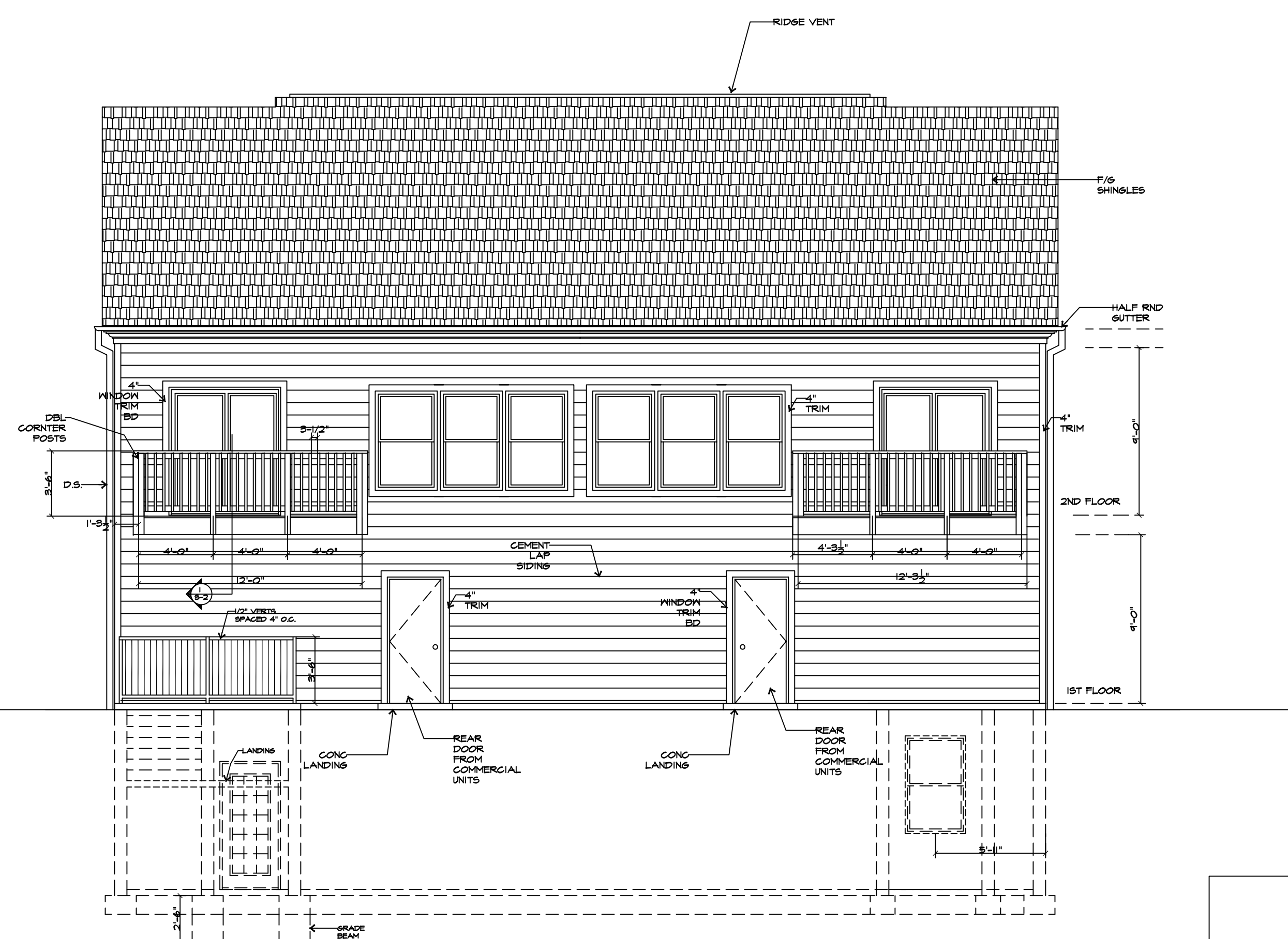
1 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



3 LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



4 REAR ELEVATION  
SCALE: 3/16" = 1'-0"

PROFESSIONAL CERTIFICATION: I HERBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 5165 EXPIRATION DATE: 04-02-2015

ROBERT E. BROOKS  
ARCHITECT

DEMIREL PROJECT  
FREDERICK ROAD BUILDING #1

HOWARD COUNTY, MD.

A-1

SCALE: AS SHOWN  
DATE: X  
SHEET NO.:

GBL CUSTOM HOME  
DESIGN INC.  
PO BOX 237 FINKSBURG, MD 21048  
PHONE 410-833-8320

## GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE UNLESS WAIVERS HAVE BEEN APPROVED.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
MISS UTILITY: 1-800-257-7777  
VERIZON TELEPHONE COMPANY: 1-410-954-6281  
HOWARD COUNTY BUREAU OF UTILITIES: 410-313-2366  
AT&T CABLE LOCATION DIVISION: 1-800-393-3553  
B.G.&E. CO. CONTRACTOR SERVICES: 410-850-4620  
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 410-787-4620  
STATE HIGHWAY ADMINISTRATION: 410-531-5533
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK. IN ADDITION, THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOUR IN ADVANCE OF COMMENCEMENT OF WORK AT (410) 313-1880.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE PROPERTY LINES SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED SEPTEMBER, 2011. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT FROM A CERTIFIED TITLE ABSTRACTOR. A TITLE REPORT COULD REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT-OF-WAYS NOT SHOWN HEREON.  
DEED REFERENCE:  
N/F VELI DEMIREL AND EYLEM DEMIREL  
LIBER 11398, FOLIO 313 DATED - OCTOBER 27, 2008
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 0066 AND 2485 WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED OT (OFFICE TRANSITION) PER THE 10/06/13 COMPREHENSIVE ZONING PLAN REFER TO ZB1098M.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., PERFORMED ON SEPTEMBER, 2011. OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS DATA.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY, HOWARD COUNTY MARYLAND.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER, GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- A GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTION & PERMEABLE SURFACE THICKNESS PRIOR TO CONSTRUCTION. ALL PAVING EXCEPT PERMEABLE SURFACES, TO BE MINIMUM P-2 PAVING, UNLESS OTHERWISE NOTED.
- THERE ARE EXISTING STRUCTURES LOCATED ON SITE TO BE REMOVED.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.  
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT,  
- THE PROJECT HAS A HISTORIC STRUCTURE KNOWN AS #10111 FREDERICK ROAD (H0843)  
- THE PROJECT HAS COMPLETED BEFORE THE HISTORIC DISTRICT COMMISSION ON 9-12-2013. THE HISTORIC DISTRICT COMMISSION HAD NO OBJECTION TO DEMOLITION OF THE STRUCTURE PER LETTER DATED 10-3-2013.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- AN APPD TRAFFIC STUDY HAS BEEN PREPARED BY MARS GROUP, JULY 2013.
- THIS PORTION OF FREDERICK ROAD IS NOT A SCENIC ROAD.
- FREDERICK ROAD IS CLASSIFIED AS A MINOR ARTERIAL ROAD. A 35MPH SPEED LIMIT IS POSTED.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS SITE IS CURRENTLY SERVED BY PUBLIC WATER VIA CONTRACT NO. 27-W.
- THIS SITE IS CURRENTLY SERVED BY PUBLIC SEWER VIA CONTRACT NO. 188-S.
- WATER AND SEWER FOR THIS PROJECT WILL BE PROVIDED THROUGH A PUBLIC EXTENSION OF WATER CONTRACT 27-W AND PUBLIC / PRIVATE EXTENSION OF SEWER CONTRACT 188-S. PUBLIC WATER EXTENSION SHALL BE COMPLETED UNDER THE HOWARD COUNTY ADD PROCESS UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL HOWARD COUNTY VOLUME II AND IV DETAILS.
- THERE ARE NO FLOODPLAIN, WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR STEEP SLOPES WITHIN THE PROJECT.
- THERE ARE NO WETLANDS OR STREAMS ON THIS SITE AS DETERMINED BY ECO-SCIENCE PROFESSIONALS, INC.; DATED FEBRUARY 2013.
- FOREST STAND DELINEATION PLAN HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.; DATED FEBRUARY 2013. THERE ARE SPECIMEN TREES ONSITE WITHIN THE LEO PROPOSED TO BE REMOVED.
- THIS PROJECT IS SUBJECT TO WF-14-085. ON FEBRUARY 25, 2014, THE PLANNING DIRECTOR ISSUED NO ACTION TO THE REQUEST, TO WAIVE SECTION 16.1205(A)(7) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES HAVING A DIAMETER OF 30" OR MORE. NO ACTION WAS TAKEN UNTIL COMMENTS WERE ADDRESSED.

IN APRIL 2014, A REQUEST FOR RECONSIDERATION WAS SUBMITTED AND ON APRIL 16, 2014, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.1205(A)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL ALLOWS FOR THE REMOVAL OF FOUR SPECIMEN TREES AS PROPOSED BY THE SITE DEVELOPMENT PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:

- THE PETITIONER SHALL PROVIDE A 1:1 REPLACEMENT PLANTING ONSITE TO MITIGATE REMOVAL OF THE FOUR SPECIMEN TREES. THE REPLACEMENT PLANTINGS SHALL BE MADE PART OF THE LANDSCAPE PLAN AND SHALL CONSIST OF SPECIES SIMILAR TO THE TREES REMOVED AND EQUAL TO OR GREATER THAN THE SIZES AND SPECIFICATIONS FOUND FOR SUCH PLANTINGS IN THE HOWARD COUNTY LANDSCAPE MANUAL. THE PETITIONER SHALL INDICATE AND IDENTIFY THE REPLACEMENT PLANTINGS ON THE LANDSCAPE PLAN.
- IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION, THE TOTAL FOREST CONSERVATION OBLIGATION OF 0.30 ACRES (13,068 X 0.75 = \$ 9,801.00) WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE PERIMETER LANDSCAPING IN THE AMOUNT OF \$ 20,490.00 FOR THE PROVIDED 16 SHADE TREES (\$4,800), 56 EVERGREENS (\$8,400), 26 SMALL TREES (\$3,900), 4 SHADE TREES / SPECIMEN TREE REPLACEMENT (\$1,200) AND 73 SHRUBS (\$2,190) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES (POROUS CONCRETE / PERMEABLE SURFACES) AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTION. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL BUILDINGS TO HAVE ROOF LEADERS WHICH EMPTY AND FLOW AS DIRECTED HEREON.
- TEST PITS WERE COMPLETED BY ROBERT H. VOGEL ENGINEERING, INC. DATED APRIL 2013.
- THE PROPOSED BUILDINGS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM INSTALLED.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3500 P.S.I.
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL 3.01, UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR RESPONSIBLE FOR CONSTRUCTING ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- ALL EXTERIOR LIGHTING TO COMPLY WITH THE REQUIREMENTS FOUND IN ZONING SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- SIGNAGE SHALL BE PROVIDED ON THE BUILDING IDENTIFYING THE BUILDING ADDRESS, AND EACH SUITE SEPARATED BY LETTER IF APPLICABLE.
- TRAFFIC CONTROL DEVICES:
  - THE R1-(STOP) SIGN FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETE.
  - THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-5752) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
  - ALL TRAFFIC CONTROL DEVICES, THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MMDCTCD).
  - ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED QUICK PUNCH, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED QUICK PUNCH, SQUARE TUBE SLEEVE (12 GAUGE 3' LONG). A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON THE TOP OF EACH POST.
- ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL.
- TRASH AND RECYCLING SERVICES SHALL BE PROVIDED FOR THIS SITE BY A PRIVATE SERVICE.
- THE PROPOSED HOURS OF OPERATION FOR THIS SITE AS APPROVED IN ZB-1098M ARE:  
WEEKDAYS - MONDAY - FRIDAY 6:00 AM UNTIL 10:00 PM  
WEEKENDS - SATURDAY - SUNDAY 7:00 AM UNTIL 6:00 PM.

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_  
HOWARD COUNTY HEALTH DEPARTMENT

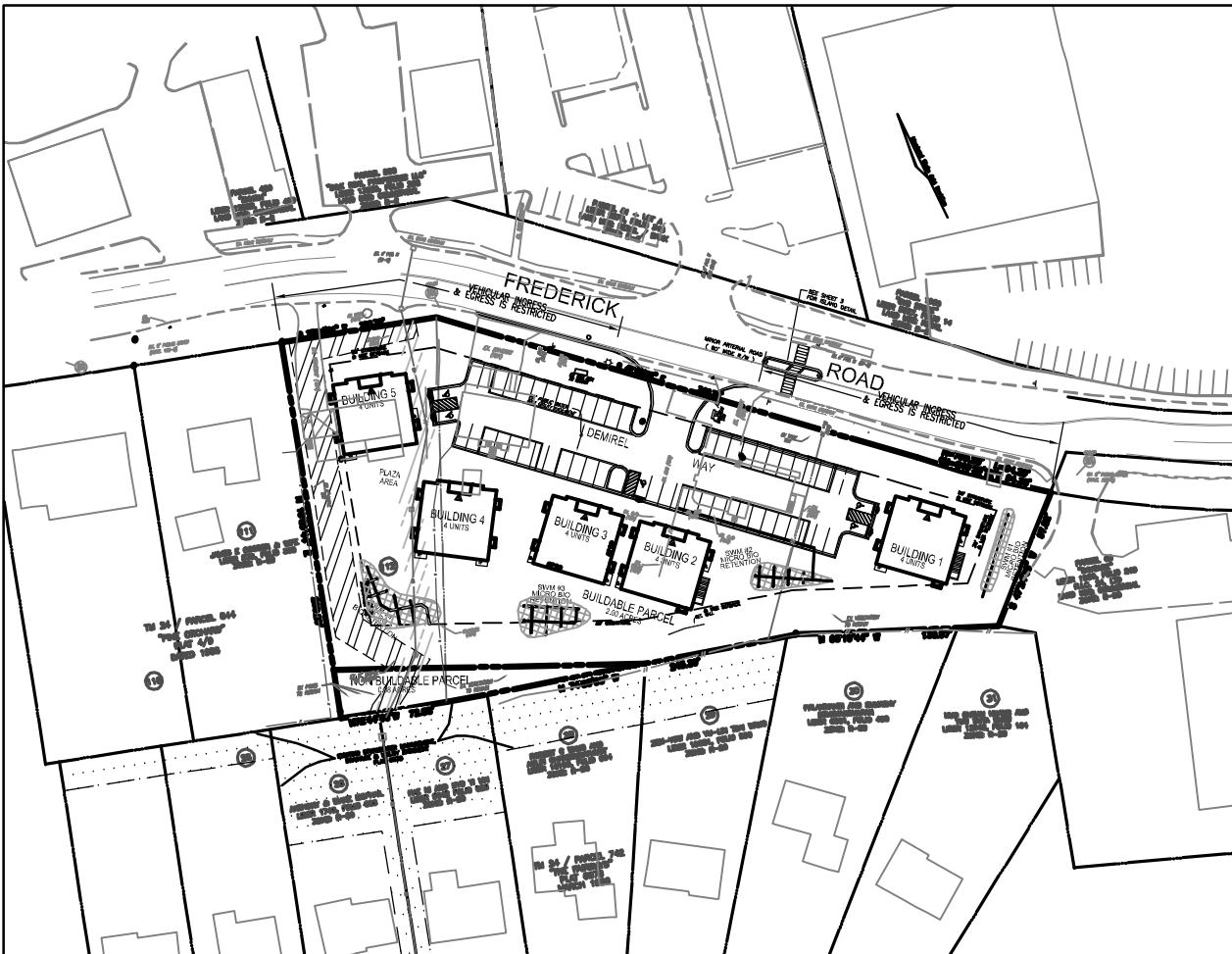
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

|                                         |      |
|-----------------------------------------|------|
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE |
| CHIEF, DIVISION OF LAND DEVELOPMENT     | DATE |
| DIRECTOR                                | DATE |

# SITE DEVELOPMENT PLAN

## DEMIREL PLAZA

(L.11399/F.313)  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



LOCATION MAP

SCALE: 1" = 60'

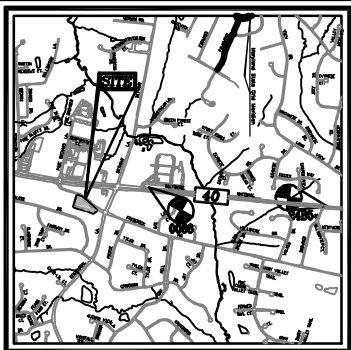
## PARKING TABULATION

- NUMBER OF PARKING SPACES REQUIRED:  
5 PROPOSED BUILDINGS @ 2,460 SF = 12,300 SF  
5 BUILDINGS X 2 APARTMENTS = 10 APARTMENTS  
12,300 SF X 3.3 SPACES PER 1,000 SF = 40.59 SPACES  
10 APARTMENTS X 2.3 SPACES PER APT. = 23.00 SPACES  
64 SPACES REQUIRED\*  
55 SPACES MINIMUM
  - NUMBER OF PARKING SPACES PROVIDED:  
56 SPACES (MINIMUM 55) SEE SHARED PARKING TABULATION
- \* USE OF SHARED PARKING ALLOWED PER SECTION 133.0.F.1.a OF HOWARD COUNTY ZONING REGULATIONS

| SHARED PARKING TABULATION |                 |                  |                    |                 |                 |                 |              |  |  |
|---------------------------|-----------------|------------------|--------------------|-----------------|-----------------|-----------------|--------------|--|--|
| USE SPACES                | WEEKDAY         |                  |                    |                 | WEEKEND         |                 | NIGHT        |  |  |
|                           | MORNING 6AM-9AM | MID-DAY 9AM-12PM | AFTERNOON 12PM-3PM | EVENING 3PM-6PM | DAYTIME 6AM-9PM | EVENING 6PM-9PM | MIDNIGHT-6AM |  |  |
| OFFICE                    | 80%             | 100%             | 100%               | 10%             | 10%             | 5%              | 5%           |  |  |
| 41                        | 33              | 41               | 41                 | 5               | 5               | 3               | 3            |  |  |
| RESIDENTIAL               | 80%             | 60%              | 60%                | 100%            | 100%            | 100%            | 100%         |  |  |
| 23                        | 19              | 14               | 14                 | 23              | 23              | 23              | 23           |  |  |
| TOTAL                     | 52              | 55               | 55                 | 28              | 28              | 26              | 26           |  |  |

| MAPPED SOILS TYPES                                                                                                                                                                           |                                                     |       |       |         |          |         |         |         |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------|-------|---------|----------|---------|---------|---------|---------|
| SYMBOL                                                                                                                                                                                       | NAME / DESCRIPTION                                  | GROUP | HYDRO | PERCENT | K-FACTOR | PERCENT | PERCENT | PERCENT | PERCENT |
| G8B                                                                                                                                                                                          | GLENELO-U RURAL LAND COMPLEX, 0 TO 8 PERCENT SLOPES | B/D   | NO    | NO      | 0.20     | NO      | NO      | NO      | NO      |
| TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY                                                                                                                                         |                                                     |       |       |         |          |         |         |         |         |
| K-FACTOR = K x 0-4" DEPTH                                                                                                                                                                    |                                                     |       |       |         |          |         |         |         |         |
| NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SLOPE DRAINABILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT |                                                     |       |       |         |          |         |         |         |         |

| SHEET INDEX                                                |           |
|------------------------------------------------------------|-----------|
| DESCRIPTION                                                | SHEET NO. |
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VICINITY MAP

SCALE: 1"=2000'  
ADC MAP COORDINATE: 11 G7

## BENCHMARKS

HOWARD COUNTY BENCHMARK - 0066  
N 587380.5040 E 1352603.4423 ELEV. 386.518  
LOCATION: RT 40 BY ENCHANTED FOREST SHOPPING CENTER

HOWARD COUNTY BENCHMARK - 2485  
N 586956.2726 E 1356570.7844 ELEV. 390.170  
LOCATION: ISLE AT CORNER RT.40 AND DOGWOOD DR.

## SITE ANALYSIS DATA CHART

- TOTAL PROJECT AREA: 2.08 AC.
- AREA OF PLAN SUBMISSION: 2.00 AC.
- LIMIT OF DISTURBED AREA: SEE SHEET 5
- PRESENT ZONING DESIGNATION: OT
- PROPOSED USES FOR SITE AND STRUCTURES: LOW IMPACT OFFICE AND RESIDENTIAL
- FLOOR SPACE ON EACH LEVEL: 8,000 SF MAXIMUM GROSS FLOOR AREA  
- EACH BUILDING CONTAINS TWO OFFICE UNITS ON THE GROUND FLOOR AND TWO RESIDENTIAL UNITS ON THE SECOND FLOOR  
- GROSS FLOOR AREA PER BUILDING: 2,460± (1ST) +2,460± (2ND) = 4,920 SF±  
- FLOOR AREA OF RESIDENTIAL UNITS PER BUILDING: 1,198 SF± X 2 UNITS = 2,396 SF±  
- THE RESIDENTIAL UNITS OCCUPY 48.7 % OF THE BUILDING GROSS AREA (50% MAX. ALLOWED) N/A
- TOTAL NUMBER OF UNITS ALLOWED: 5 BUILDINGS, EACH WITH 2 APARTMENTS AND 2 OFFICE SPACES. TOTAL OF 10 RESIDENTIAL UNITS TOTAL OF 10 OFFICE UNITS
- TOTAL NUMBER OF UNITS PROPOSED: N/A
- MAXIMUM # OF EMPLOYEES: N/A
- NUMBER OF PARKING SPACES REQUIRED:  
- 5 BUILDINGS = 12,300 SF X 3.3 PER 1,000 = 40.59 SPACES  
- 5 BUILDINGS = 10 APTS X 2.3 PER APT = 23.00 SPACES  
= 64 TOTAL SPACES REQUIRED  
- 55 SPACES ARE REQUIRED AS A RESULT OF THE SHARED PARKING ANALYSIS SHOWN HEREON
- NUMBER OF PARKING SPACES PROVIDED: 56 DEFINED\* (INCLUDES 4 HANDICAPPED)
- SEE PARKING TABULATION
- OPEN SPACE ON-SITE: N/A
- AREA OF RECREATION OPEN SPACE: N/A
- BUILDING COVERAGE: 10% - 12,500 SF±/-
- DPZ FILE REFERENCES: ECP 13-054, ZB 1098 M, WP 14-085
- ANY OTHER INFORMATION:  
- ERODIBLE SOILS (>0.35%): N/A  
- EXISTING IMPERVIOUS AREA: 0.22 AC.± (EXISTING HOMES & DRIVEWAYS)  
- PROPOSED IMPERVIOUS AREA: 0.8 AC. (SEE PLAN)  
- PROPOSED GREEN AREA: 1.3 AC.  
- AREA OF WETLANDS: 0 SF. OR 0.00 AC.  
- AREA OF FLOODPLAIN: 0 SF. OR 0.00 AC.  
- AREA OF STEEP SLOPES: 0 SF. OR 0.00 AC.  
- FLOOR AREA RATIO (FAR): N/A

## PERMIT INFORMATION CHART

| SUBDIVISION NAME |          | SECTION/ AREA |         | LOT/ PARCEL     |           |
|------------------|----------|---------------|---------|-----------------|-----------|
| DEMIREL PLAZA    |          | -             |         | BUILDINGS 1 - 5 |           |
| PLAT REF.        | BLOCK NO | ZONE          | TAX MAP | ELECT DIST.     | CENSUS TR |
|                  | 1        | OT            | 24      | 2ND             | 6023.03   |

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
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|     |          |      |
|     |          |      |

## SITE DEVELOPMENT PLAN

## COVER SHEET

## DEMIREL PLAZA

L.11399 / F.313

2ND ELECTION DISTRICT  
TAX MAP: 24 GRID: 1PARCELS 62, 63 AND P/O 544 (LOT 112)  
HOWARD COUNTY, MARYLAND**ROBERT H. VOGEL**  
**ENGINEERING, INC.**

ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET  
ELLICOTT CITY, MD 21043TEL: 410.461.7888  
FAX: 410.461.8961

DESIGN BY: EDS

DRAWN BY: RVE

CHECKED BY: RHV

DATE: JUNE 2014

SCALE: AS SHOWN

W.O. NO.: 11-01

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 16193  
EXPIRATION DATE: 09-27-2014

1 OF 14

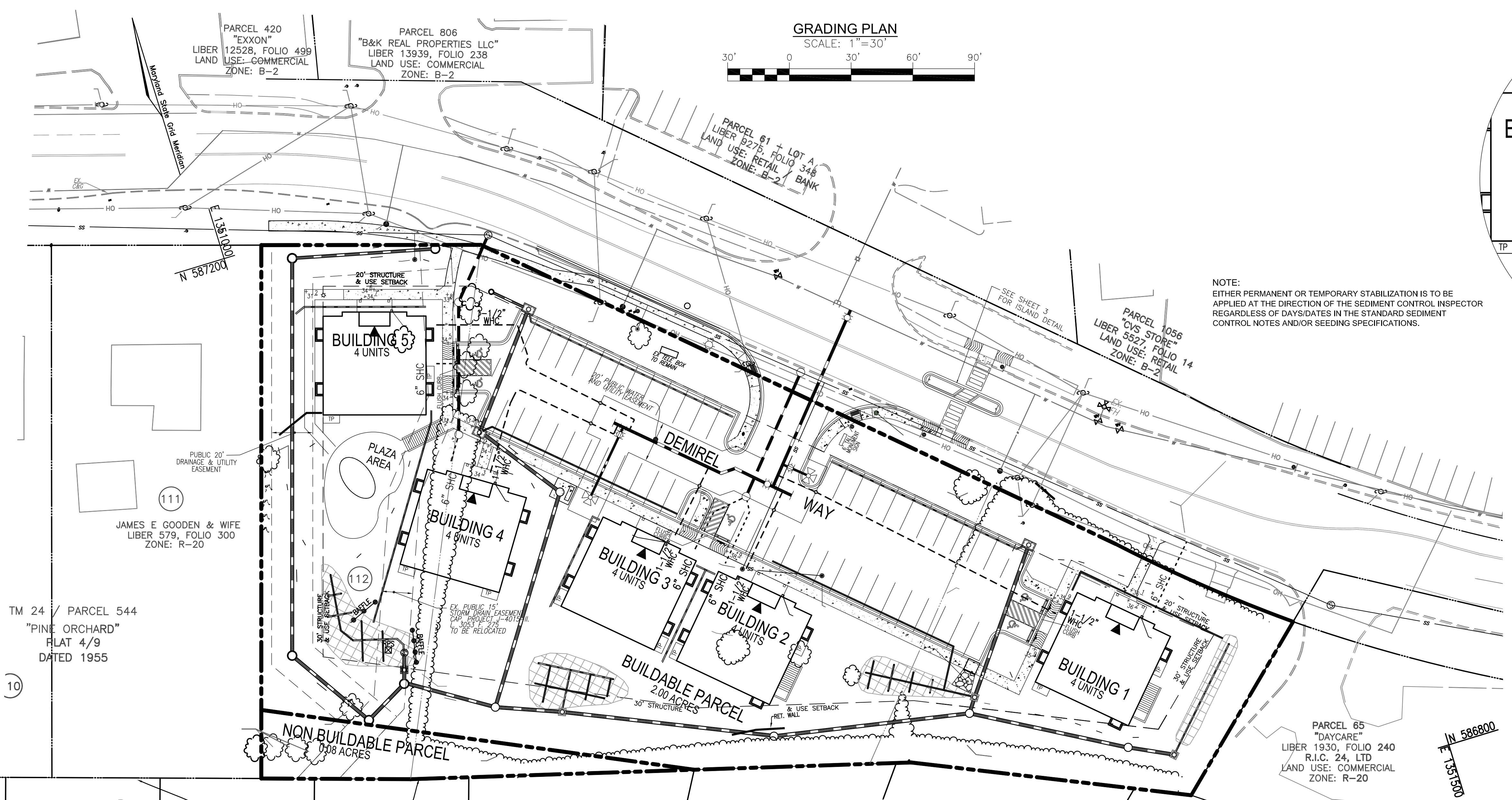
## ATTORNEY

SANG OH  
TALKIN & OH, LLP  
5100 DORSEY HALL DRIVE  
ELLICOTT CITY, MD. 21042  
PHONE: (410) 964-0300

## OWNER/DEVELOPER

VELI DEMIREL  
44087 HIGH POINT ROAD  
ELLICOTT CITY, MD 21042  
PHONE: (410) 440-1242





|                                                                |                                                             |                                                                             |                                                                |                                                             |                                                                                   |                                                                      |                                                                                 |                                                                              |
|----------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| TM 24 / PARCEL 544<br>"PINE ORCHARD"<br>PLAT 4/9<br>DATED 1955 | JAMES E GOODEN & WIFE<br>LIBER 579, FOLIO 300<br>ZONE: R-20 | EXISTING STORMWATER MANAGEMENT,<br>DRAINAGE & UTILITY EASEMENT<br>PLAT 6878 | ANTHONY & DIANE MCPHAIL<br>LIBER 1749, FOLIO 008<br>ZONE: R-20 | HAE KI AND NYO YI MAI<br>LIBER 9642 FOLIO 023<br>ZONE: R-20 | ROBERT C WANG AND<br>AULIN CHAREONVARAVUT<br>LIBER 10199, FOLIO 594<br>ZONE: R-20 | ZEN-YOW AND YU-LIN TSAI WANG<br>LIBER 10681, FOLIO 506<br>ZONE: R-20 | PALANIYANDI AND SUMATHY<br>DEVAMANOHARAN<br>LIBER 6661, FOLIO 458<br>ZONE: R-20 | KUO CHUAN HUANG AND<br>YUN SHYA SHEU<br>LIBER 12642, FOLIO 164<br>ZONE: R-20 |
|----------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------|

**"THE FAIRWAYS"  
F86-155 SWM FACILITY**  
EX. DRAINAGE AREA: 7.5 AC. +/-  
PROP. DRAINAGE AREA: 7.8 AC. +/-  
BOTTOM ELEV.: 411  
LOW FLOW INVERT: 411  
TOP ELEV.: 416 +/-  
Q2 (EX): N/A  
2 YR SWM WSEL= 412.56  
Q10 (EX): 18 CFS  
10 YR SWM WSEL= 413.81  
Q100 (EX): N/A  
100 YR SWM WSEL= 414.68  
Q2 (DEV): 7 CFS  
2 YR SWM WSEL= 412.46  
Q10 (DEV): 18 CFS  
10 YR SWM WSEL= 414.06  
Q100 (DEV): 29 CFS  
100 YR SWM WSEL= 415.37  
Q2 (SAFETY\*): 10 CFS  
2 YR WSEL= 413.27  
Q10 (SAFETY\*): 24 CFS  
10 YR WSEL= 414.71  
Q100 (SAFETY\*): 34 CFS  
100 YR WSEL= 416.12  
\* ASSUMES FAILURE OF ESD PRACTICES

**NOTE:**  
1. CONTRACTOR TO PROVIDE IMMEDIATE REPAIR OF ANY EARTH DIKES INTERRUPTED DURING CONSTRUCTION.  
2. CONTRACTOR TO PROVIDE IMMEDIATE REPAIR OF ANY SEDIMENT CONTROLS INTERRUPTED OR DAMAGED BY THE INSTALLATION OF THE STORM DRAIN SYSTEMS.

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

|                                         |      |
|-----------------------------------------|------|
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE |
| CHIEF, DIVISION OF LAND DEVELOPMENT     | DATE |
| DIRECTOR                                | DATE |

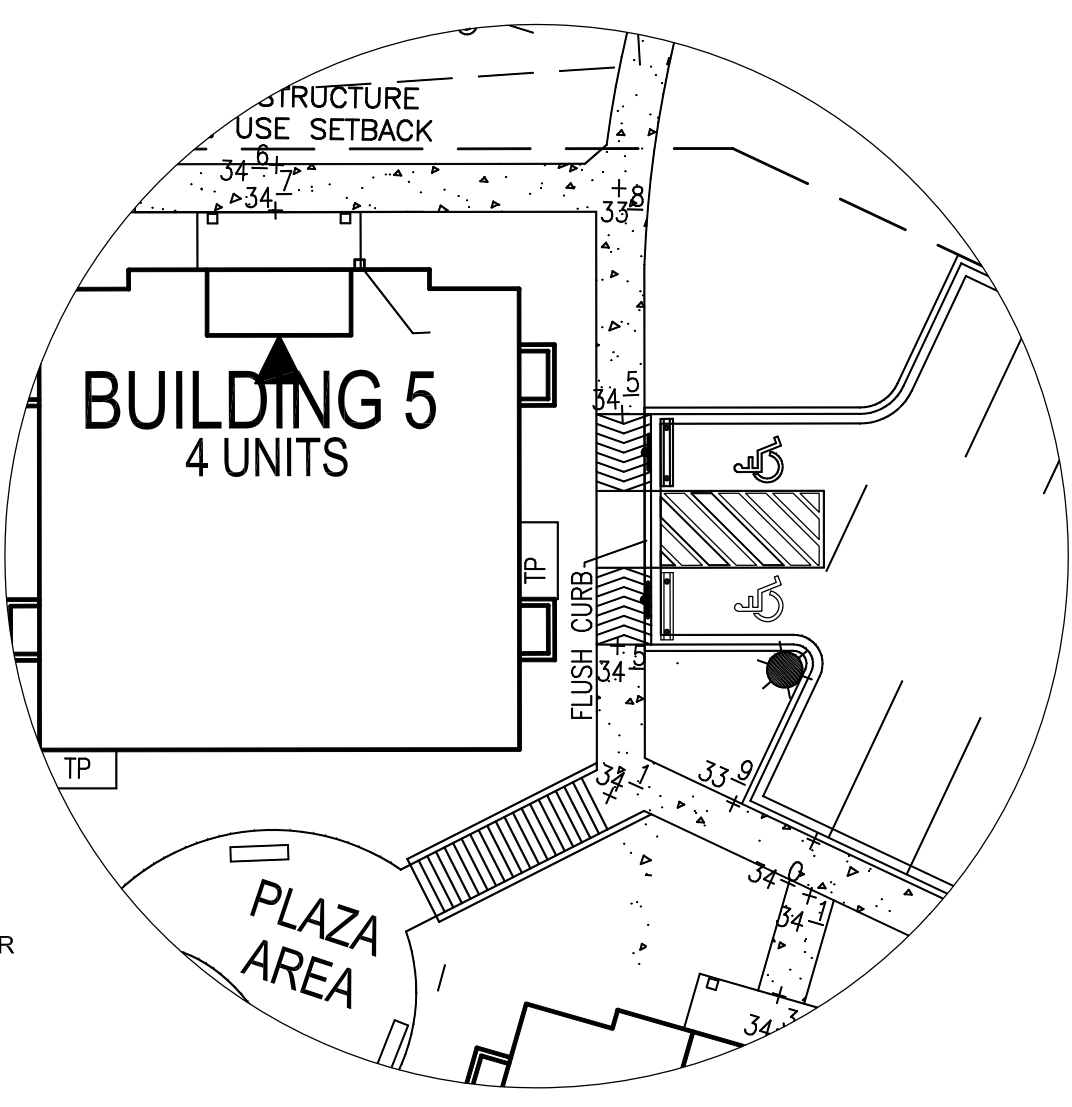
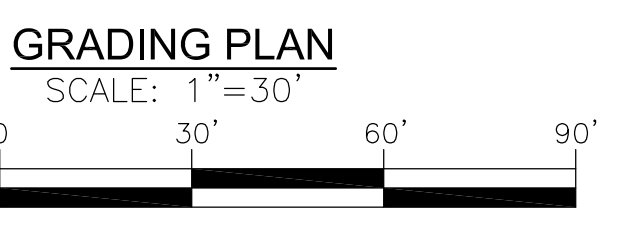
**NOTE:**  
- SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.  
- SILT FENCE SHALL BE CURLED UPHILL WHERE IT RUNS DOWNHILL, NO MORE THAN 35 FEET APART  
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

**NOTE:** LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

| MAPPED SOILS TYPES |                                                 |       |        |            |          |                           |
|--------------------|-------------------------------------------------|-------|--------|------------|----------|---------------------------|
| SYMBOL             | NAME / DESCRIPTION                              | GROUP | HYDRIC | HYDROLOGIC | K-FACTOR | PERCENT FROM 0.05 TO 0.25 |
| GHB                | GLENN-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES | B/D   | NO     | NO         | 0.20     | NO                        |

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY  
K-FACTOR =  $K_e \times \theta \times 0.4$  DEPTH

**NOTE:** HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

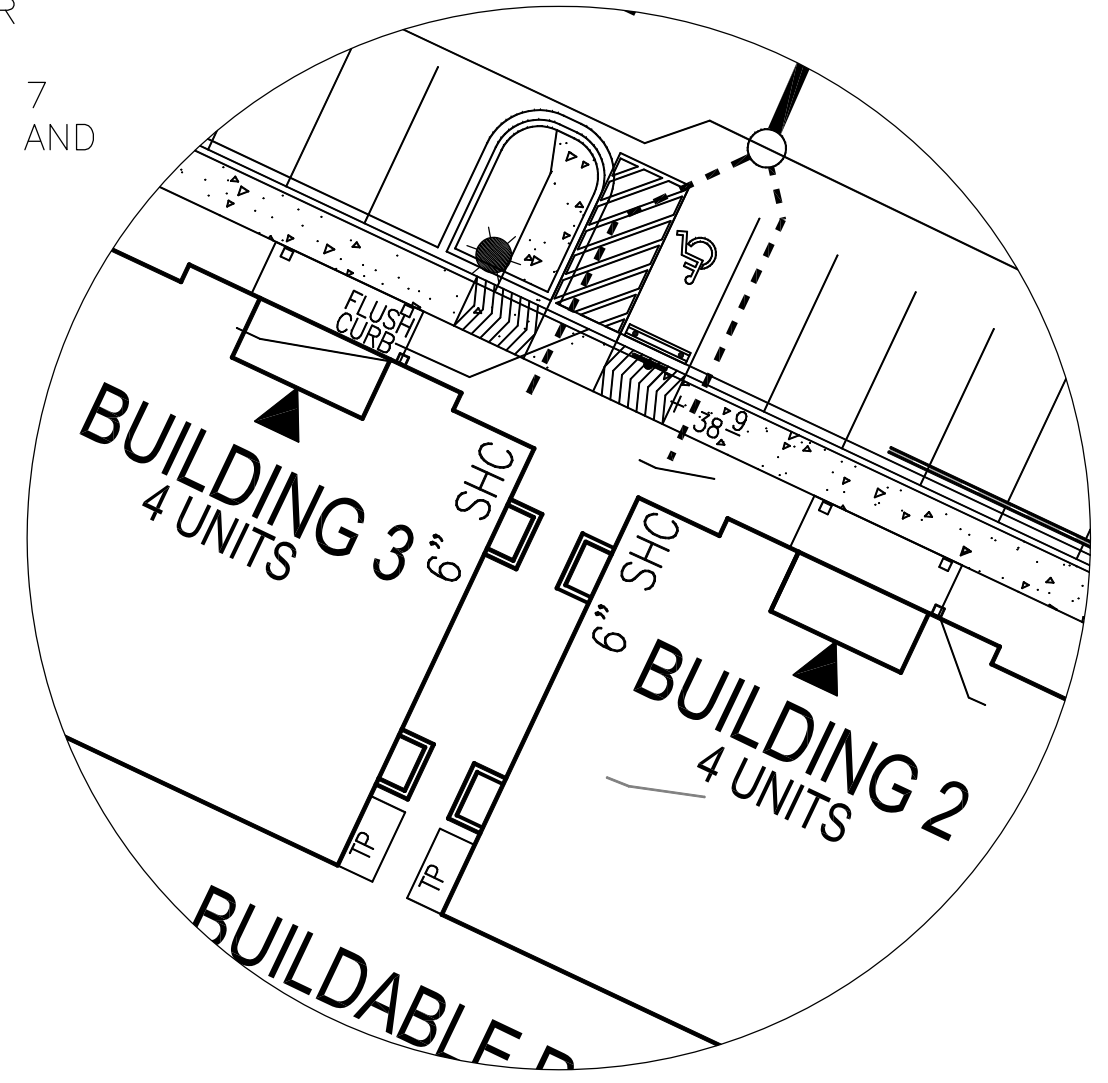


**SIDEWALK INSET DETAIL**  
SCALE: 1"=20'

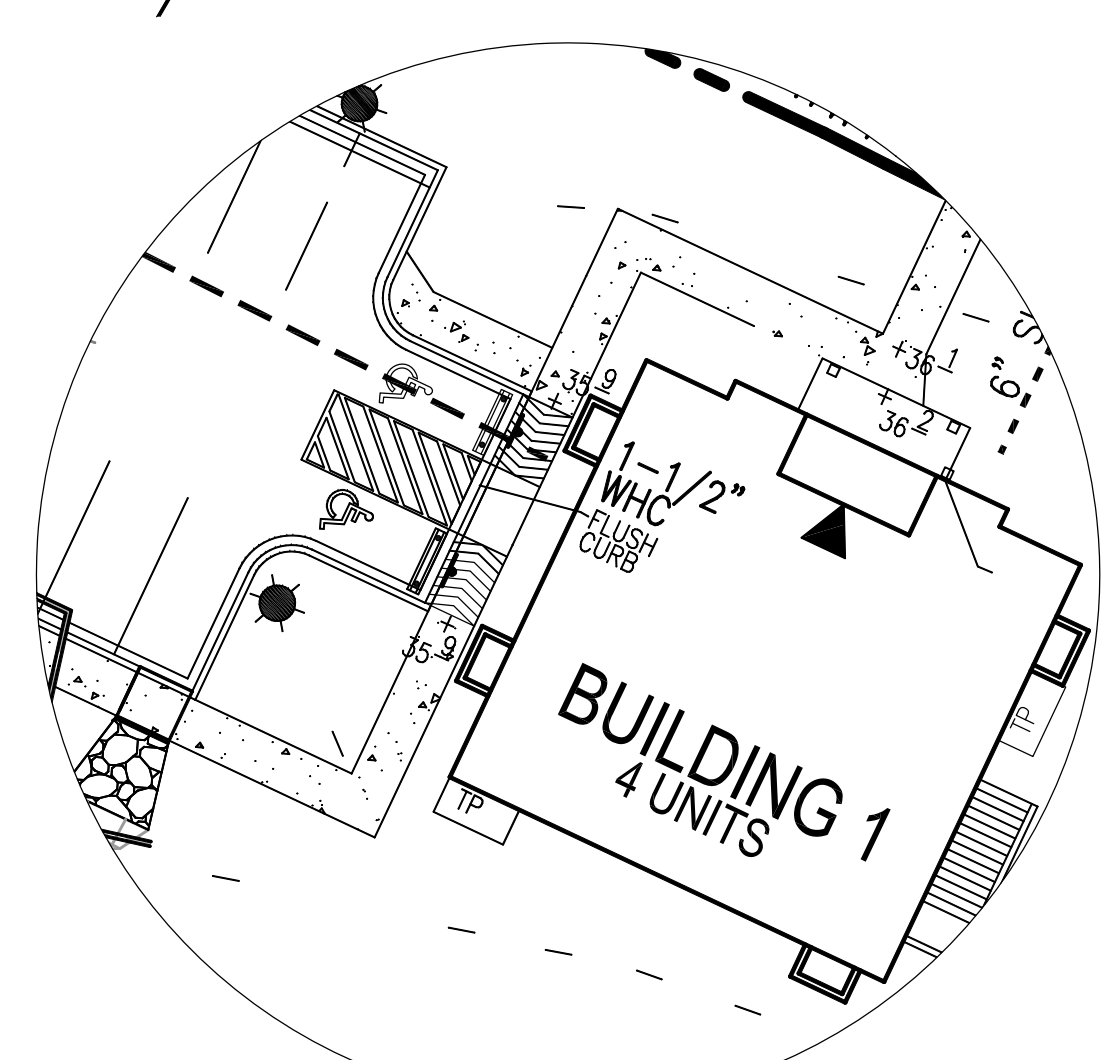
| LEGEND |                                  |
|--------|----------------------------------|
| ---    | PROPERTY LINE                    |
| ---    | RIGHT-OF-WAY LINE                |
| ---    | ADJACENT PROPERTY LINE           |
| ---    | EXISTING CONTOUR                 |
| ---    | PROPOSED CONTOUR                 |
| ---    | PROPOSED SPOT ELEVATION          |
| ---    | EXISTING UTILITY POLE            |
| ---    | EXISTING LIGHT POLE              |
| ---    | EXISTING MAILBOX                 |
| ---    | EXISTING SIGN                    |
| ---    | EXISTING SANITARY MANHOLE        |
| ---    | EXISTING SANITARY LINE           |
| ---    | EXISTING FIRE HYDRANT            |
| ---    | EXISTING WATER LINE              |
| ---    | PROPOSED STORM DRAIN             |
| ---    | PROPOSED STORM DRAIN INLETS      |
| ---    | EXISTING TREELINE                |
| ---    | SOILS BOUNDARY                   |
| ---    | SILT FENCE                       |
| ---    | SUPER SILT FENCE                 |
| ---    | LIMIT OF DISTURBANCE             |
| ---    | CIP                              |
| ---    | AGIP                             |
| ---    | AT GRADE INLET PROTECTION        |
| ---    | STABILIZED CONSTRUCTION ENTRANCE |

**NOTES**

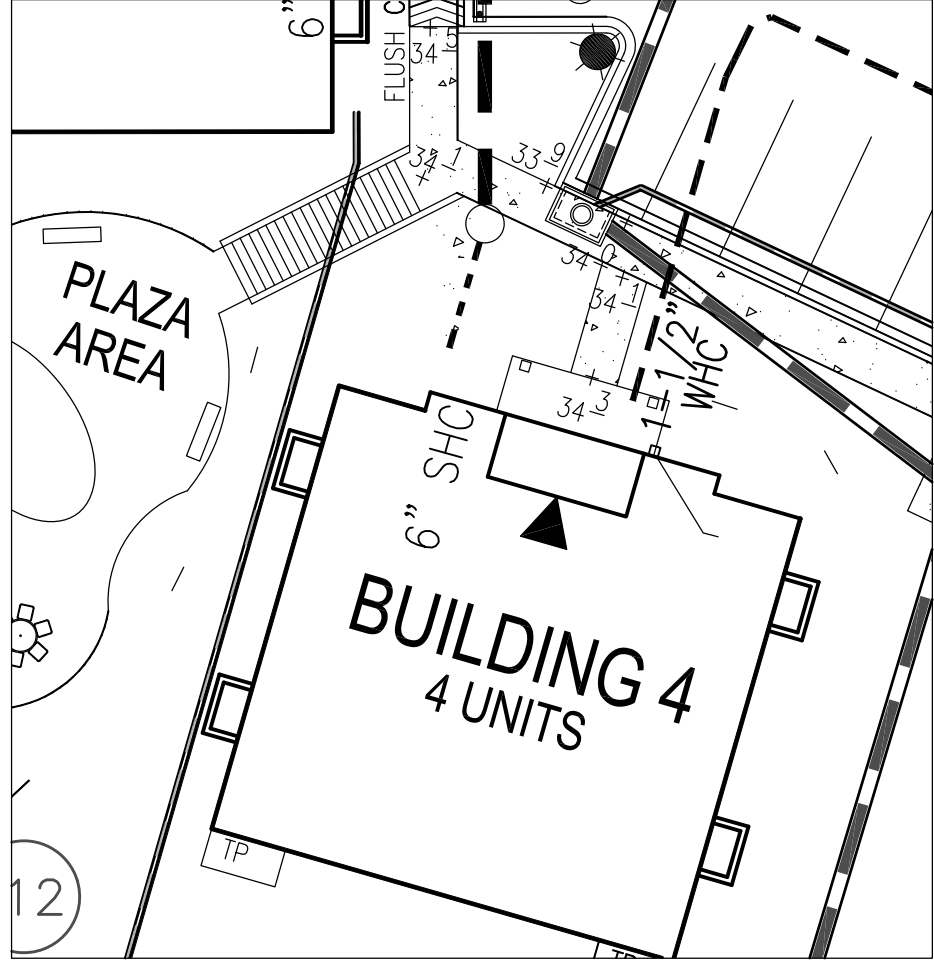
- REFER TO SHEET 7 FOR SEQUENCE OF CONSTRUCTION
- REFER TO SHEET 7 FOR TRAP SCHEDULE
- REFER TO SHEETS 6 & 7 FOR STANDARD DETAILS AND STABILIZATION NOTES



**SIDEWALK INSET DETAIL**  
SCALE: 1"=20'



**SIDEWALK INSET DETAIL**  
SCALE: 1"=20'



**SIDEWALK INSET DETAIL**  
SCALE: 1"=20'

**ATTORNEY**  
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|                                                                                                                                                                      |                        |                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NO.                                                                                                                                                                  | REVISION               | DATE                                                                                                                                                                                                                                             |
| SITE DEVELOPMENT PLAN<br>SOILS, GRADING AND SOIL EROSION<br>AND SEDIMENT CONTROL PLAN<br><b>DEMIREL PLAZA</b><br>L.11399 / F.313                                     |                        |                                                                                                                                                                                                                                                  |
| 2ND ELECTION DISTRICT<br>TAX MAP: 24 - GRID: 1                                                                                                                       |                        |                                                                                                                                                                                                                                                  |
| ZONED: OT<br>PARCELS 62, 63 AND P/O 544 (LOT 112)<br>HOWARD COUNTY, MARYLAND                                                                                         |                        |                                                                                                                                                                                                                                                  |
| <b>ROBERT H. VOGEL ENGINEERING, INC.</b><br>ENGINEERS • SURVEYORS • PLANNERS<br>8407 MAIN STREET<br>ELLCOTT CITY, MD 21043<br>TEL: 410.461.7666<br>FAX: 410.461.8961 |                        |                                                                                                                                                                                                                                                  |
|                                                                                                                                                                      |                        | PROFESSIONAL CERTIFICATE<br>I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193<br>EXPIRATION DATE: 09-27-2014 |
| DESIGN BY: _____ EDS.                                                                                                                                                | DRAWN BY: _____ RVE.   | CHECKED BY: _____ RHV.                                                                                                                                                                                                                           |
| DATE: _____ JUNE, 2014.                                                                                                                                              | SCALE: _____ AS SHOWN. | W.O. NO.: _____ 11-01.                                                                                                                                                                                                                           |
| 5                                                                                                                                                                    |                        | 14                                                                                                                                                                                                                                               |





LANDSCAPE PLAN  
SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

|                                         |      |
|-----------------------------------------|------|
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE |
| CHIEF, DIVISION OF LAND DEVELOPMENT     | DATE |
| DIRECTOR                                | DATE |

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|                                                                                                                                                                      |                  |                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE DEVELOPMENT PLAN<br>LANDSCAPE PLAN<br>DEMIREL PLAZA<br>L11399 / F.313                                                                                           |                  |                                                                                                                                                                                                                                                              |
| 2ND ELECTION DISTRICT<br>TAX MAP: 24 GRID: 1                                                                                                                         |                  |                                                                                                                                                                                                                                                              |
| ZONED: OT<br>PARCELS 62, 63 AND P/O 544 (LOT 112)<br>HOWARD COUNTY, MARYLAND                                                                                         |                  |                                                                                                                                                                                                                                                              |
| <b>ROBERT H. VOGEL ENGINEERING, INC.</b><br>ENGINEERS • SURVEYORS • PLANNERS<br>8407 MAIN STREET<br>ELLCOTT CITY, MD 21043<br>TEL: 410.461.7666<br>FAX: 410.461.8961 |                  |                                                                                                                                                                                                                                                              |
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|                                                                                                                                                                      | DRAWN BY: KG.    |                                                                                                                                                                                                                                                              |
|                                                                                                                                                                      | CHECKED BY: RHV. |                                                                                                                                                                                                                                                              |
|                                                                                                                                                                      | DATE: JUNE 2014  |                                                                                                                                                                                                                                                              |
| SCALE: AS SHOWN                                                                                                                                                      | W.O. NO.: 11-01  | 1 SHEET OF 1                                                                                                                                                                                                                                                 |
| ROBERT H. VOGEL, PE No. 16193                                                                                                                                        |                  |                                                                                                                                                                                                                                                              |